

MIDWEST LAND GROUP PRESENTS

40.6 ACRES IN

# LIVINGSTON COUNTY MISSOURI



15807 COUNTY ROAD 312, CHILICOTHE, MISSOURI 64601

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL HOME ON 40.6 +/- ACRES IN LIVINGSTON COUNTY, MISSOURI

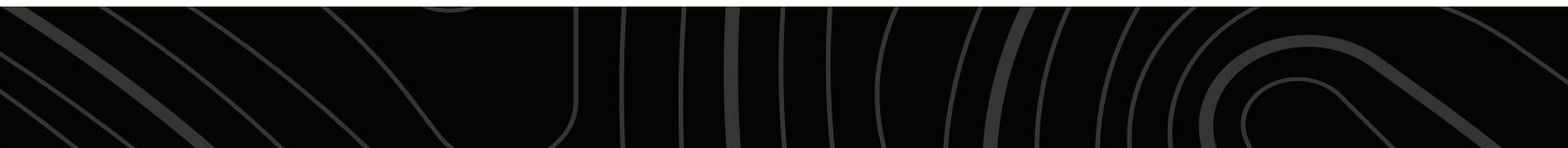
Imagine if you could have the ideal home on acreage; what do you envision that looks like? Would it be a modern open-concept home? Would it include a nice outbuilding for storing your toys and tools to enjoy and maintain the acreage? What about a pond? Does 40.6 +/- acres sound like it would be ideal? All of these plus more are available with this beautiful homestead in Livingston County, Missouri!

Located about 10 minutes south of Chillicothe, just off of 65 Highway, is this 40.6 +/- acre homesite. The slab home has many features that are appealing to the modern way of living. The open concept and vaulted ceiling above the living space create a feeling of great size and vision, allowing you to see all the rooms or access to those rooms from the great family room, with only a peninsula bar top separating the living room from the kitchen. A large fireplace on the end of the living room would be a great gathering place on cool fall evenings to cold winter days to enjoy the warmth away from the weather. With a couple of bedrooms on the main floor and a couple upstairs, there are plenty of rooms for family or guests. Just off the house is an oversized garage that

is connected to the home with an enclosed sunroom, providing a space to access the home without roughing the elements. A bonus room and small door provide a space for UTV or mower storage in the garage and a place to work on hobby projects.

The shed provides over 3,300 square feet of storage between the interior and lean-to portion on the side of the shed, which can house all the tools and implements it takes to maintain the 40.6 +/- acres of the farm that consists mostly of grass. Currently being baled for hay production but could easily be converted to a CRP program or even tillable acres. With a few draws running through and a portion of the perimeter being timbered, wildlife frequent the property. The nearly 1.5-acre pond on the property gives a peaceful vibe and is essential for sustained habitat for many species of wildlife!

This property offers so much potential for just about any family out there looking! Beautiful home on acreage that is open to many possibilities. Live, hunt, fish, farm, and never have to leave your own land!



# PROPERTY FEATURES

COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **40.6**

- 40.6 +/- acres in Livingston County, Missouri
- Large slab home with over 3,300 square feet of finished area
- Open concept
- Grand fireplace
- Large attached garage
- Beautiful full-length front porch
- 1.5-acre pond
- 40'x60' shed with 15'x60' lean to attached
- Small garden shed
- Well-manicured yard of over 3.5 acres
- Grass acres over the majority of the acreage
- Hunting and fishing
- 10 minutes south of Chillicothe, Missouri
- Just off 65 Highway, but topography blocks all traffic noise



# LARGE SLAB HOME

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The slab home has many features that are appealing to the modern way of living. The open concept and vaulted ceiling above the living space create a feeling of great size and vision, allowing you to see all the rooms or access to those rooms from the great family room, with only a peninsula bar top separating the living room from the kitchen.



# 1.5-ACRE POND



# WELL-MANICURED YARD OF OVER 3.5 ACRES



# 40'X60' SHED WITH 15'X60' LEAN-TO

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The shed provides over 3,300 square feet of storage between the interior and lean-to portion on the side of the shed, which can house all the tools and implements it takes to maintain the 40.6 +/- acres of the farm that consists mostly of grass.



# 40.6 +/- GRASS ACRES

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Currently being baled for hay production but could easily be converted to a CRP program or even tillable acres. With a few draws running through and a portion of the perimeter being timbered, wildlife frequent the property.



# AERIAL MAP



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Boundary Center: 39° 40' 18.57, -93° 29' 10.99

0ft 261ft 522ft



Maps Provided By:



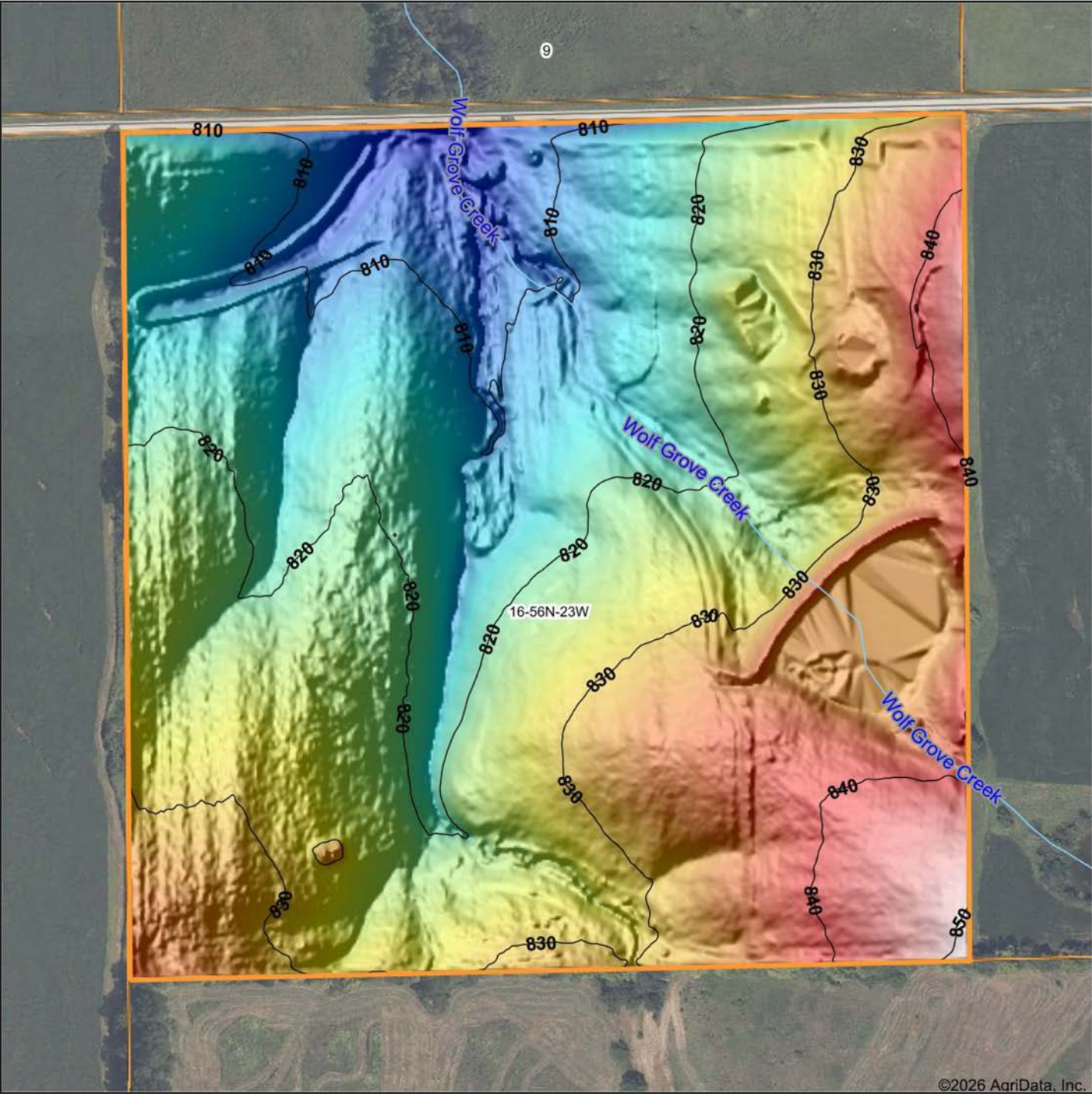
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**16-56N-23W**  
**Livingston County**  
**Missouri**

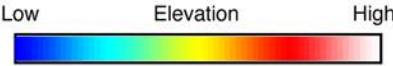


7/8/2026

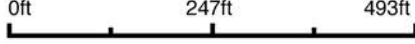
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 803.3  
 Max: 851.7  
 Range: 48.4  
 Average: 824.4  
 Standard Deviation: 9.55 ft



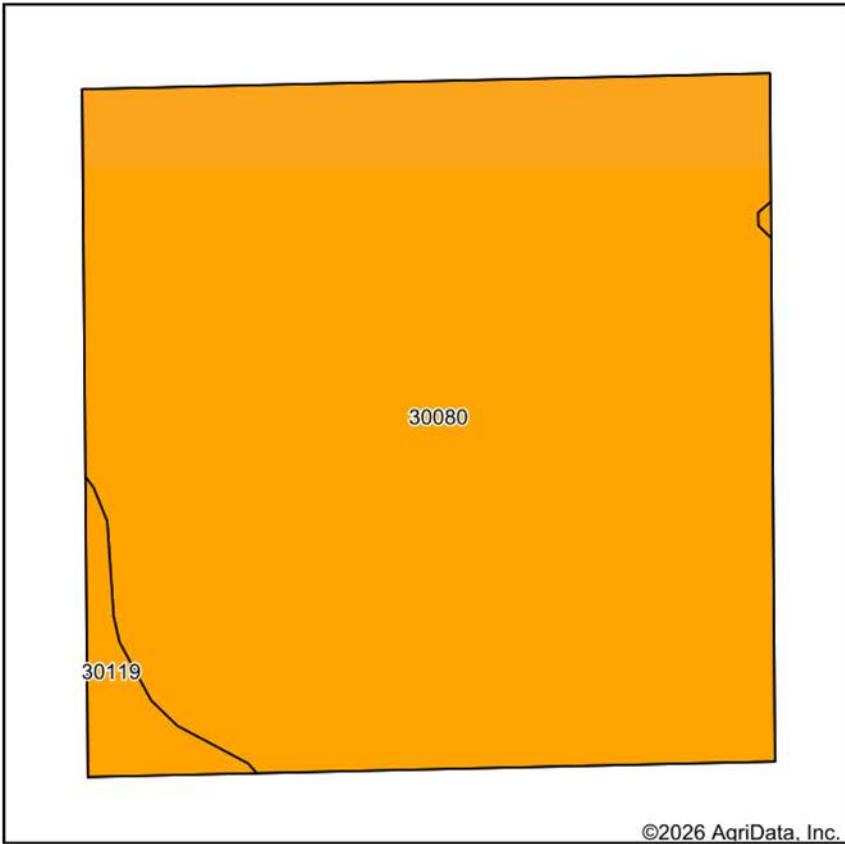
**16-56N-23W**  
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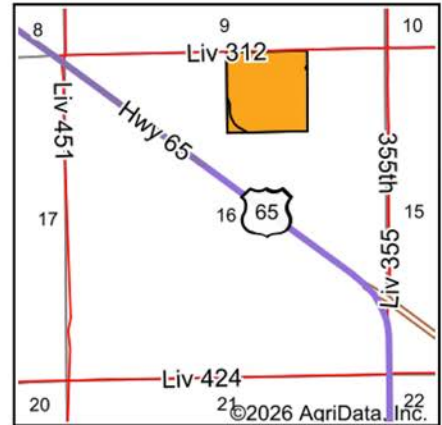


Maps Provided By:  
**surety**  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Livingston**  
 Location: **16-56N-23W**  
 Township: **Fairview**  
 Acres: **40.89**  
 Date: **7/8/2026**



Maps Provided By:  
  
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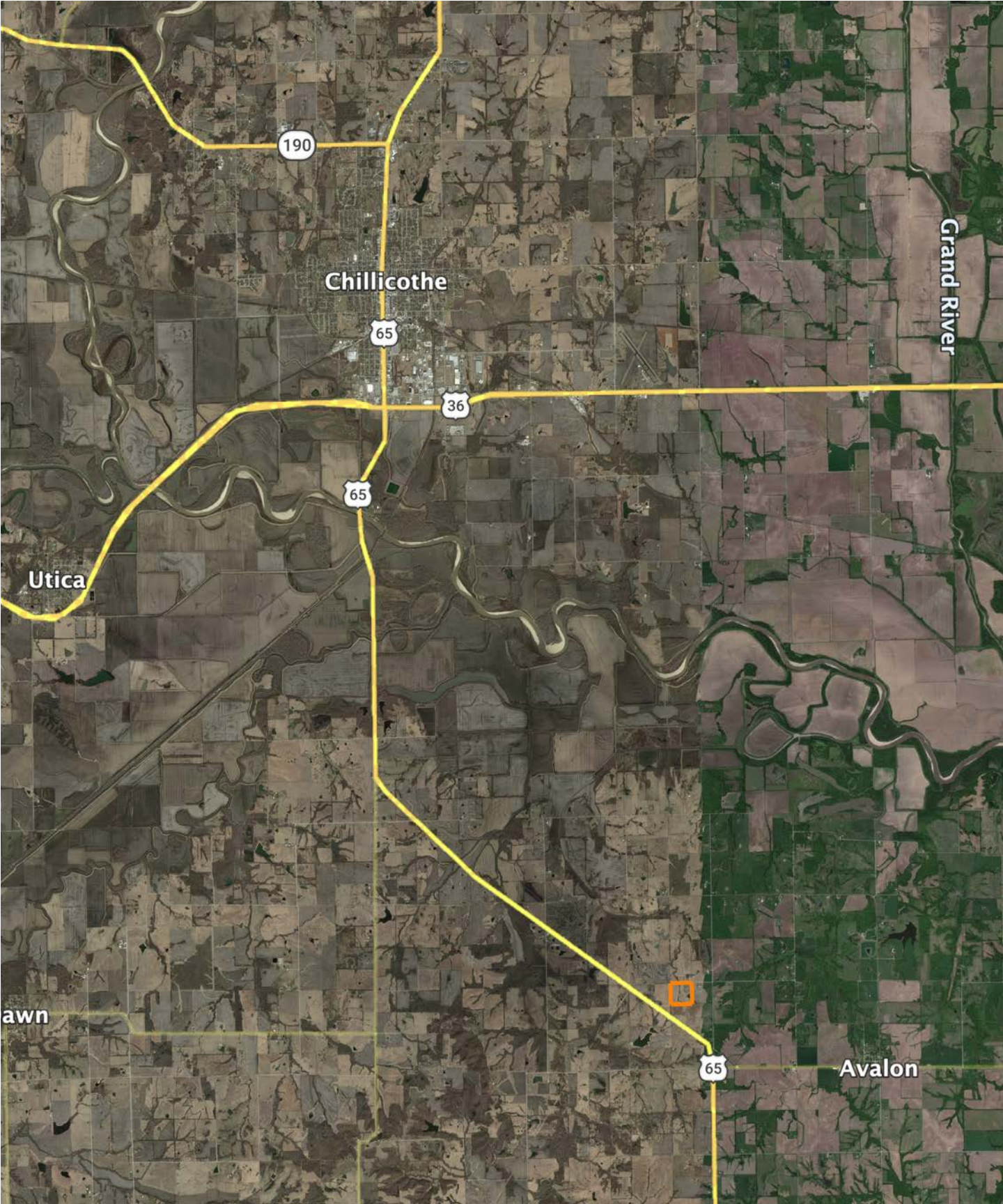
Area Symbol: MO117, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	39.57	96.8%		> 6.5ft.	IIIe	60	48	56
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	1.32	3.2%		> 6.5ft.	IIIe	73	73	58
<b>Weighted Average</b>						<b>3.00</b>	<b>*n 60.4</b>	<b>*n 48.8</b>	<b>*n 56.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



## AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



**JASON HILBRENNER, LAND AGENT**  
**660.770.3165**

[JHilbrenner@MidwestLandGroup.com](mailto:JHilbrenner@MidwestLandGroup.com)



**MidwestLandGroup.com**

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